

# Rowan 85 Trade Center

Direct access to I-85

1206 Webb Road  
Salisbury, NC 28146

A New 1,235,000-SF Class A Industrial Park in Metro Charlotte



## Rowan 85 Trade Center

1206 Webb Road | Salisbury, NC 28146

# 1,236,600 SF

Total Size (GLA)

# 903,960 SF

Possible Under One Roof

# 0.5 Miles

To Interstate-85

# 2

I-85 Interchanges  
Within a Half Mile

# \$3M

Property Tax Grant Approved  
by the City of Salisbury

## New construction with direct access to I-85 via Webb Road (Exit 70) and Peeler Road (Exit 71) to commence Q3 2024

Located within a competitive tax and regulatory environment, Rowan 85's close proximity to I-85 gives it access to both the Charlotte and Piedmont Triad metro areas, two of the fastest growing population centers in the United States.

You're at the nexus of interstate and rail systems which can deliver your goods virtually anywhere east of the Mississippi within a half day. Plus, average weekly labor costs here are 13% lower than the North Carolina average (Rowan County EDC).

### BUILDING 1 SPECIFICATIONS

Available:	514,080 SF (Future Expansion: 302,400 SF)
Dimensions:	560' x 918'
Type:	Cross Dock
Clear Height:	40'
Drive-In Doors:	2
Auto Parking:	380
Trailer Parking:	150
Truck Court:	195'
Sprinkler:	ESFR

### BUILDING 2 SPECIFICATIONS

Available:	332,640 SF
Dimensions:	280' x 1,188'
Type:	Cross Dock
Clear Height:	36'
Drive-In Doors:	2
Auto Parking:	250
Trailer Parking:	85
Truck Court:	195'
Sprinkler:	ESFR



REGIONAL SHOPPING CENTERS/MALLS	
1	Northlake Mall – 1,154,147 SF GLA Northcrest Shopping Center – 315,860 SF GLA Perimeter Woods – 305,725 SF GLA
2	University Place – 649,781 SF GLA
3	Concord Mills – 1,302,273 SF GLA Lowe’s – 139,275 SF GLA Christenbury Corners – 140,258 SF GLA Pavilion At King’s Grant – 327,446 SF GLA
4	NorthCross Shopping Center – 627,466 SF GLA
5	Winslow Bay Commons – 463,744 SF GLA Plantation Pointe – 169,435 SF GLA Mooresville Crossing – 212,145 SF GLA Mooresville Festival – 233,607 SF GLA Mooresville Consumer Square – 589,332 SF GLA
6	Innes Street Market – 368,674 SF GLA Wallace Commons – 215,904 SF GLA Shoppes at Summit Park – 175,170 SF GLA
7	Northlite Commons I – 320,866 SF GLA Carolina Mall – 426,427 SF GLA Cloverleaf Shopping Center – 219,000 SF GLA Kannapolis Shopping Center – 194,396 SF GLA Sam’s Club – 134,363 SF GLA Lowe’s – 139,247 SF GLA
8	Afton Ridge Shopping Center – 510,776 SF GLA
9	Metropolitan Midtown – 424,842 SF GLA

# Rowan 85 Trade Center

1206 Webb Road | Salisbury, NC 28146

# Concept Plan #1 846,720 SF



# Concept Plan #2

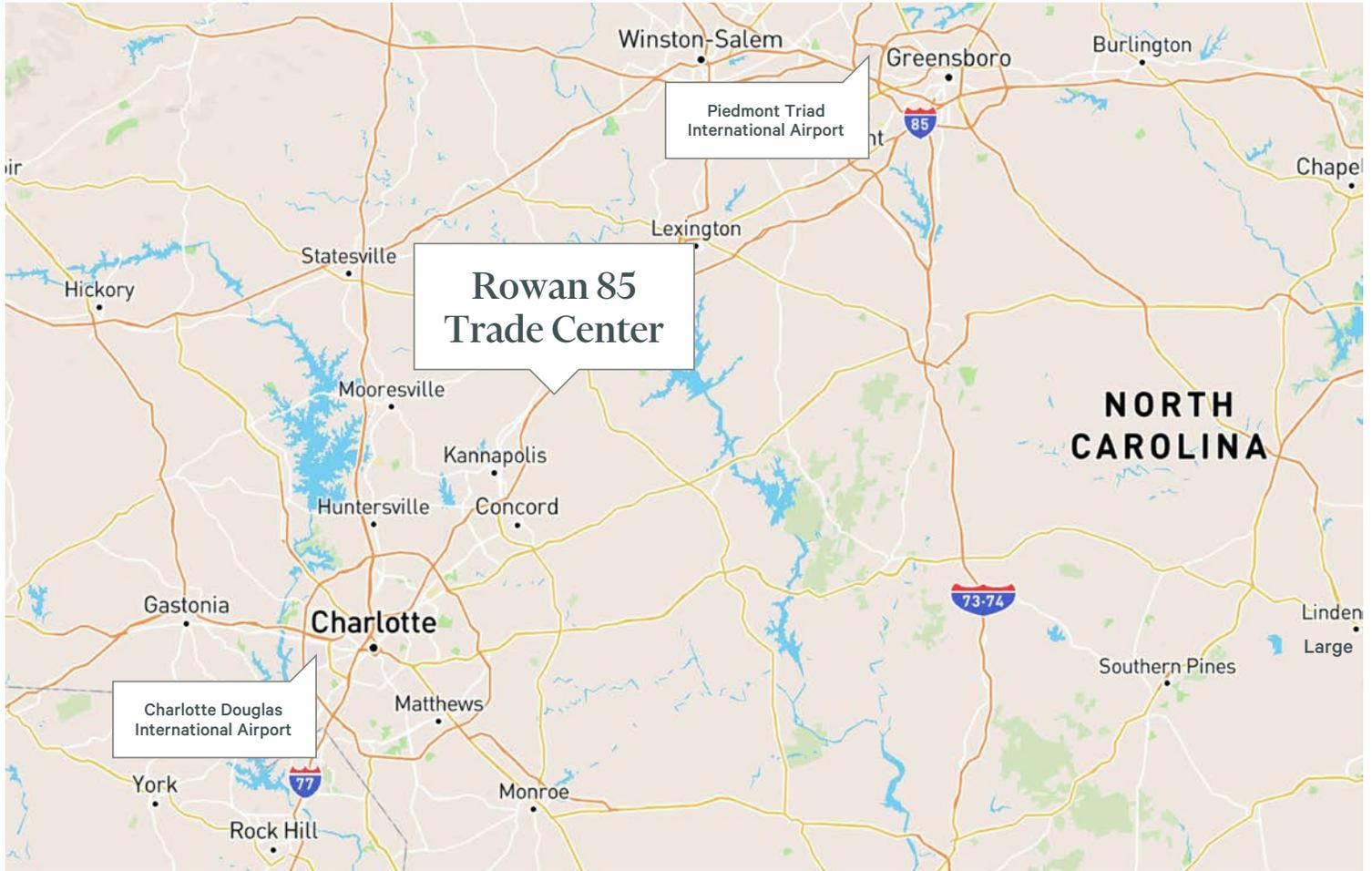
1,236,600 SF



# Rowan 85 Trade Center

Webb Road | Salisbury, NC 28146

# For Lease



## Key Distances

- |  |  |  |   |
|--|--|--|---|
| + Interstate-85<br>- Less than a half mile | + Norfolk Southern<br>- 7.3 miles   10 minutes | + Piedmont Triad<br>International Airport (GSO)<br>- 63.8 miles   70 minutes | + Charlotte Douglas<br>International Airport (CLT)<br>- 40.5 miles   45 minutes |
|--|--|--|---|

## Contact Us

**Bryan Crutcher**  
Senior Vice President  
+1 704 331 1215  
bryan.crutcher@cbre.com

**Anne Johnson**  
Senior Vice President  
+1 704 331 1225  
anne.johnson@cbre.com

**Alek Salfia**  
Vice President  
+1 704 331 1299  
alek.salfia@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.